



## STAFF REPORT

### BARTHOLOMEW COUNTY PLAN COMMISSION (February 12, 2025 Meeting)

**Docket No. / Project Title:** BMP-2024-015 (Florence Critney Minor Subdivision Replat)  
**Staff:** Andres Nieto  
**Applicant:** Todd Maple  
**Property Size:** +/- 17.34 acres  
**Current Zoning:** AG (Agriculture: General Rural)  
**Location:** Approximately ½ mile west of the intersection of 330 West and 450 North, in German Township.

#### Request Summary:

The applicant is requesting approval of a minor subdivision consistent with Subdivision Control Ordinance Division IV. The proposed subdivision would result in 1 new lot, for a total of 5 new lots (6 lots total) from the original tract totaling +/- 82.99 acres. Section 8-34(c)(3)(b) states that the cumulative creation of more than 4 new buildable lots shall not be approved by Plat Committee, but shall be forwarded to the Plan Commission to consider the Thoroughfare Plan and Subdivision Control Ordinance's (SCO) specification's for new roads in determining adequate road conditions and/or the need for road improvements.

#### Plan Commission Process, Options, & Preliminary Staff Recommendation:

The Bartholomew County Plan Commission has delegated the approval authority for minor subdivisions to the Plat Committee. This application is being considered by the Plan Commission because the Plat Committee found at least one aspect of the proposal to be inconsistent with the Subdivision Control Ordinance or subject to the discretion of the Plan Commission.

##### Step 1 - Modification Request(s):

The initial step in the approval process is for the Plan Commission to determine whether or not any request(s) for modification from the design or improvement standards of the Subdivision Control Ordinance can be supported based on the decision criteria provided. Subdivision Control Ordinance Section 8-119(a) indicates that the Plan Commission may grant a modification of the standards upon the determination that each provided criterion has been met. A separate motion with specific findings is recommended for each requested modification. The Plan Commission may attach conditions to any approved modification that are related to that modification and are "necessary and proper to carry out the intent and purposes" of the Subdivision Control Ordinance (Section 8-119(c)).

No modifications requested.

##### Step 2 - Required Revision(s):

The Plan Commission should identify any needed corrections or additions to the proposed plat that are necessary to meet the requirements of the Subdivision Control Ordinance and for which modifications have not been approved. The Plan Commission should also stipulate any changes necessary for the subdivision to comply with the Commission's determinations on those design or improvement details that are at its

discretion. Any required revisions must enforce the requirements of the Subdivision Control Ordinance. Discretionary features include those specifically indicated as such by the Subdivision Control Ordinance and those for which ensuring compliance requires the case-by-case application of the requirements by the Commission.

Preliminary Staff Recommendation: The following required revisions should be included as part of the plat approval:

1. A section drawing detailing driveway construction shall be provided and meet the requirements of Subdivision Control Ordinance Section 8-61(a)(1).
2. Aerial imagery on Significant Features page shall be revised to include all of the lots shown on the drawing (Lots 1 through 6).  
The Plan Commission President and Secretary's names shall be added to the Approval Certificate on the plat.

**Step 3 - Request Approval, Denial, or Continuance:**

In reviewing a request for minor subdivision approval the Plan Commission may (1) approve any modifications and/or proposed discretionary features and the subdivision, (2) deny any modifications and/or proposed discretionary features and the subdivision, or (3) continue the review to the next Plan Commission meeting as provided by the Plan Commission Rules of Procedure and Subdivision Control Ordinance Section 8-113(b)(7). The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion for approval should (1) note any approved modification(s) and (2) incorporate any required revisions.

Preliminary Staff Recommendation: Approval of the proposed subdivision, including the (1) revisions noted above and (2) road improvements as specified by County Highway.

Current Property Information (entire subdivision site):	
Land Use:	Agriculture
Site Features:	Stone driveway
Flood Hazards:	Zone A 100-year floodplain (on a portion of the drive)
Special Circumstances: (Wellfield Protection Area, etc.)	N/A
Vehicle Access:	450 North (Local)

Surrounding Zoning and Land Use (entire subdivision site):		
	Zoning:	Land Use:
North:	AG (Agriculture: General Rural)	Single-family residential, Agriculture
South:	AG (Agriculture: General Rural)	Agriculture
East:	AG (Agriculture: General Rural)	Agriculture
West:	AG (Agriculture: General Rural)	Single-family residential, Agriculture

<b>Interdepartmental Review:</b>	
<b>County Highway Department:</b>	<p>The County Highway Department recommends that road improvements be made along the north side of 450 North, spanning the entire frontage of the original Florence Critney Minor Subdivision lots to the following specifications;</p> <ul style="list-style-type: none"> <li>- 11 feet of pavement</li> <li>- 3-foot dirt shoulder</li> <li>- Ditch to be moved if/when road improvements interfere.</li> </ul>
<b>County Health Department:</b>	Our department has approved soil bores and conditionals (for septic system permits) at this location.
<b>County Auditor:</b>	No concerns.
<b>County Recorder:</b>	No concerns.
<b>County Surveyor:</b>	No concerns.

### **History of this Location:**

The relevant history of this property includes the following: The Florence Critney Minor Subdivision (MP-11-010) approved on November 23, 2011 created 4 new lots (5 total lots) out of an existing tract totaling +/- 82.99 acres. Right-of-way meeting the requirement of the Subdivision Control Ordinance (25 feet from the 450 North centerline) was dedicated along the frontage of these lots, but road improvements were not made.

### **History of this Application:**

The relevant history of this application includes the following: The proposed minor subdivision was reviewed by the Bartholomew County Plat Committee at its January 23, 2025 meeting and forwarded to the Plan Commission.

### **Planning Consideration(s):**

The following general site considerations, community planning concepts, and other facts should be considered in the review of this application:

1. The new lot being proposed (Lot 6) would be the 5<sup>th</sup> new lot (6<sup>th</sup> lot total, including the parent tract remainder "lot") created out of the original Florence Critney subdivision parent tract, which totals +/- 82.99 acres.
2. The new Lot 6 is located in the northwest corner of previously approved Lot 4, and would receive access to 450 North from a platted access easement on the new Lot 4A. The Subdivision Control Ordinance (Section 8-61(a)(2) and Table 8-1) requires this access (a Condition 2, Type A access) to include a minimum 30-foot wide easement with a 16-foot driveway constructed of at least 6 inches of stone.
3. The frontage of Lot 4 on 450 North is only 50 feet long. The entire 450 North frontage of the original Florence Critney subdivision parent tract of land is +/- 1,330 feet in length.
4. The existing width of the right-of-way along the Florence Critney subdivision frontage of 450 North is approximately 39 feet, total. The original Florence Critney Minor Subdivision dedicated 25 feet of right-of-way along the frontage of the entire original tract of land (1,330 feet of frontage). This

exceeded the minimum requirements of the subdivision control ordinance as it included right-of-way dedication along both the new lots created and the parent tract remainder (which was renamed as a "lot").

5. To the west of the original Critney subdivision, the north half right-of-way is 30 feet wide all the way to 400 West. To the east of the original Critney subdivision, the north half right-of-way is 15 feet wide all the way to 330 West.
6. The existing width of the pavement on 450 North is approximately 16 feet. Table 7-1 of the Subdivision Control Ordinance specifies local roads, like 450 North, when improvements are required, to have a minimum of 22 feet of pavement width (11 feet for each side of the center of the road) with a minimum of a 4-foot shoulder.
7. There are utility poles currently located +/- 7 feet from the north edge of the pavement of 450 North.

### **Applicable Subdivision Control Ordinance Requirement(s):**

The following provisions of the Subdivision Control Ordinance apply to the consideration of this application:

**Section 8-34(c)(3)(b):** Any subdivision that involves the cumulative creation of more than 4 new buildable lots, excluding any that are permitted through the administrative subdivision process, shall not be approved by the Plat Committee but shall be instead forwarded to the Plan Commission. The Plan Commission shall consider the Thoroughfare Plan and the specifications of this ordinance for new roads in determining adequate ingress and egress, any needed road improvements, and whether or not better access can be provided through the construction of a new street. If the Plan Commission determines that a new street is required and/or that road improvements are required and they are substantial the application shall be considered a Major Subdivision.

## City of Columbus - Bartholomew County Planning Department Subdivision Application

Submit applications and materials by e-mail to [planning@columbus.in.gov](mailto:planning@columbus.in.gov). If questions, please call: 812.376.2550.  
Submittal instructions available at <https://www.columbus.in.gov/planning/applications-forms/>.

### To be Completed by the Planning Department

Major Subdivision Pre-submittal Meeting on (date): \_\_\_\_\_ by (Initials): \_\_\_\_\_

Application Received on (date): 12/16/24 by (Initials): jam

Jurisdiction: ☐ Columbus ☒ Bartholomew County ☐ Joint District

Docket No.: BMP-2024-015

Property Owner Name (from GIS): BRADLEY & LAURA SCHMITT

### To be Completed by the Applicants

**STOP!** All Major Subdivision applicants must complete a pre-submittal meeting with a Planning Department staff member before completing this application. Please contact the Department at 812.376.2550 when the major subdivision primary plat drawings are approximately 75% complete and at least 2 weeks prior to the applicable Plan Commission application deadline to schedule the meeting. The Department cannot guarantee a timely meeting if contacted less than 2 weeks prior to the deadline and is not responsible for any missed deadline that may result.

All Minor Subdivision applications must include the required existing features information and septic site verifications. Applications lacking this information on the application deadline will be considered incomplete and will not be docketed for Plat Committee consideration.

Subdivision Type: ☐ Major (Primary Approval) ☒ Minor ☐ Agriculture ☐ Administrative

Proposed Subdivision Name: Florence Critney 2nd Minor Subdivision

### Representative / Notification Information:

*The contractor, surveyor, attorney, or other person authorized to act on behalf of the project owner (or the project owner if no other representative will be used) and to whom all correspondence regarding this application should be directed.*

Representative Person's Name: Todd J Maple

Representative's Company Name: \_\_\_\_\_

Mailing Address: 428 Cardinal Dr Whiteland IN 46184  
(number) (street) (city) (state) (zip)

Phone No.: 812-629-5444 E-mail Address: tmaple00@gmail.com

All correspondence will be by e-mail unless another method has been agreed upon by the Planning Department.

### Professional Land Surveyor Information:

*The professional land surveyor primarily responsible for the subdivision design and drawings. If the land surveyor is also the representative listed above, please indicate "same as above" in the "Name" line below.*

Surveyor's Name: Tim M. Allen

Company Name: \_\_\_\_\_

Mailing Address: 8759 N. Lick Creek Rd Morgantown IN 46160  
(number) (street) (city) (state) (zip)

Phone No.: 317-403-8912 E-mail Address: timallen8649@gmail.com

**Project Information:**

The property owner, land developer, business, institution, etc. that is proposing the subdivision – NOT the contractor, surveyor, or other representative (see above).

Property Owner, Land Developer, Etc. Name: BRADLEY SCHMITT & LAURA SCHMITT

Property Owner, Land Developer, Etc. Contact Person Name: \_\_\_\_\_

Mailing Address: 1117 Foxtail Dr. Franklin IN 46131

(number) (street)

(city)

(state)

(zip)

Phone No.: 812-631-2740

E-mail Address: bsch2740@gmail.com

**Total Number of Parcels:** Existing: 1 Proposed: 2 **Total Land Area:** 17.34 Acres

Please include all lots, tracts, blocks, etc. in both the total number of parcels and total land area above.

**Are any modifications from the Subdivision Control Ordinance proposed?** ☐ Yes ☒ No

If "Yes", a completed worksheet for each requested modification must also be provided.

**Property / Location Information:**

Property Address: \_\_\_\_\_

(number)

(street)

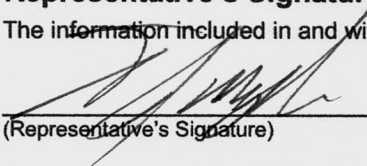
(city)

or Other Description (if no address is assigned, provide the parcel number(s), distance from the nearest street/road intersection, etc.):

Parcel #03-05-33-000-000.503-009

**Representative's Signature / Acknowledgement:**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

  
(Representative's Signature)

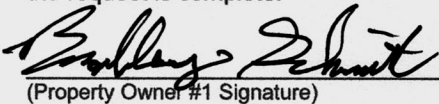
Todd J. Maple  
(Printed Name)

12/3/2024  
(Date)

**Property Owner Signature:**

The owner DOES NOT include a tenant or contract buyer. Applications submitted without the property owner signature(s) will not be processed. If those signing as property owner below are not specifically listed as such in the records of Bartholomew County, please indicate their relationship to that officially listed person, role in that corporation or entity, etc. where "Title" is requested below.

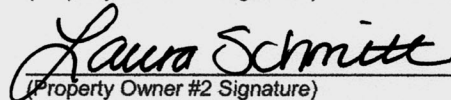
I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. I understand that a public notice sign may be placed and remain on the property until the processing of the request is complete.

  
(Property Owner #1 Signature)

Bradley Schmitt  
(Printed Name)

(Title, if Needed)

12/3/24  
(Date)

  
(Property Owner #2 Signature)

Laura Schmitt  
(Printed Name)

(Title, if Needed)

12/03/24  
(Date)

(Property Owner #3 Signature)

(Printed Name)

(Title, if Needed)

(Date)

(Property Owner #4 Signature)

(Printed Name)

(Title, if Needed)

(Date)